

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Somerville

State: MA

PJ's Total HOME Allocation Received: \$13,598,970

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	19			
% of Funds Committed	96.14 %	93.30 %	5	91.92 %	80		83
% of Funds Disbursed	84.25 %	86.81 %	13	82.65 %	47		48
Leveraging Ratio for Rental Activities	8.62	7.59	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	77.26 %	92.65 %	16	81.09 %	21		21
% of Completed CHDO Disbursements to All CHDO Reservations***	63.72 %	72.25 %	15	68.72 %	36		34
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.06 %	82.22 %	3	79.93 %	69		76
% of 0-30% AMI Renters to All Renters***	50.53 %	50.43 %	10	44.94 %	57		60
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.11 %	1	94.87 %	100		100
Overall Ranking:			In State:	12 / 19	Nationally:	60	59
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,720	\$26,417		\$25,717	378	Units	42.00 %
Homebuyer Unit	\$36,400	\$16,086		\$14,669	45	Units	5.00 %
Homeowner-Rehab Unit	\$13,102	\$14,931		\$20,391	191	Units	21.20 %
TBRA Unit	\$2,933	\$3,629		\$3,201	287	Units	31.90 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerville MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$76,705	\$151,885	\$14,408
State:*	\$142,584	\$99,955	\$22,892
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	53.4	46.7	86.9	43.9	Single/Non-Elderly:	23.8	22.2	17.8	80.5
Black/African American:	33.3	8.9	9.4	34.5	Elderly:	25.9	2.2	44.0	0.3
Asian:	1.6	13.3	1.6	1.7	Related/Single Parent:	33.3	11.1	9.9	16.4
American Indian/Alaska Native:	0.3	0.0	0.0	0.7	Related/Two Parent:	9.0	55.6	25.1	1.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.3	Other:	7.9	8.9	3.1	1.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.8	2.2	0.0	1.4					
Asian/Pacific Islander:	0.3	13.3	1.0	1.7					
ETHNICITY:					SUPPLEMENTAL RENTAL ASSISTANCE:				
Hispanic	10.3	15.6	1.0	15.7	Section 8:	15.9	2.2 [#]		
HOUSEHOLD SIZE:					HOME TBRA:	3.2			
1 Person:	46.0	20.0	42.4	81.2	Other:	50.3			
2 Persons:	23.8	20.0	27.2	11.8	No Assistance:	30.7			
3 Persons:	17.2	17.8	8.9	3.5					
4 Persons:	7.9	26.7	12.0	2.1					
5 Persons:	3.4	8.9	6.8	1.0					
6 Persons:	1.6	6.7	1.0	0.3					
7 Persons:	0.0	0.0	1.6	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			143	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerville State: MA Group Rank: 60
(Percentile)
State Rank: 12 / 19 PJs Overall Rank: 59
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	77.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	63.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.06	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

